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RETAIL FOR LEASE

- Formerly known as Olney Town Center, this project was redeveloped into a grocery-anchored center.
- 20 miles north of Washington, DC.

AVAILABLE SPACE

| SIZE | RATE | DELIVERY CONDITION | TIMING OF AVAILABILITY |
|----------|------------------|--------------------|------------------------|
| 1,200 SF | \$65.00 PSF NNN* | "AS-IS" | 2/1/2025 |

*Est. NNN: \$10.62 PSF

OWNED & MANAGED BY: *Carl M. Freeman* COMPANIES

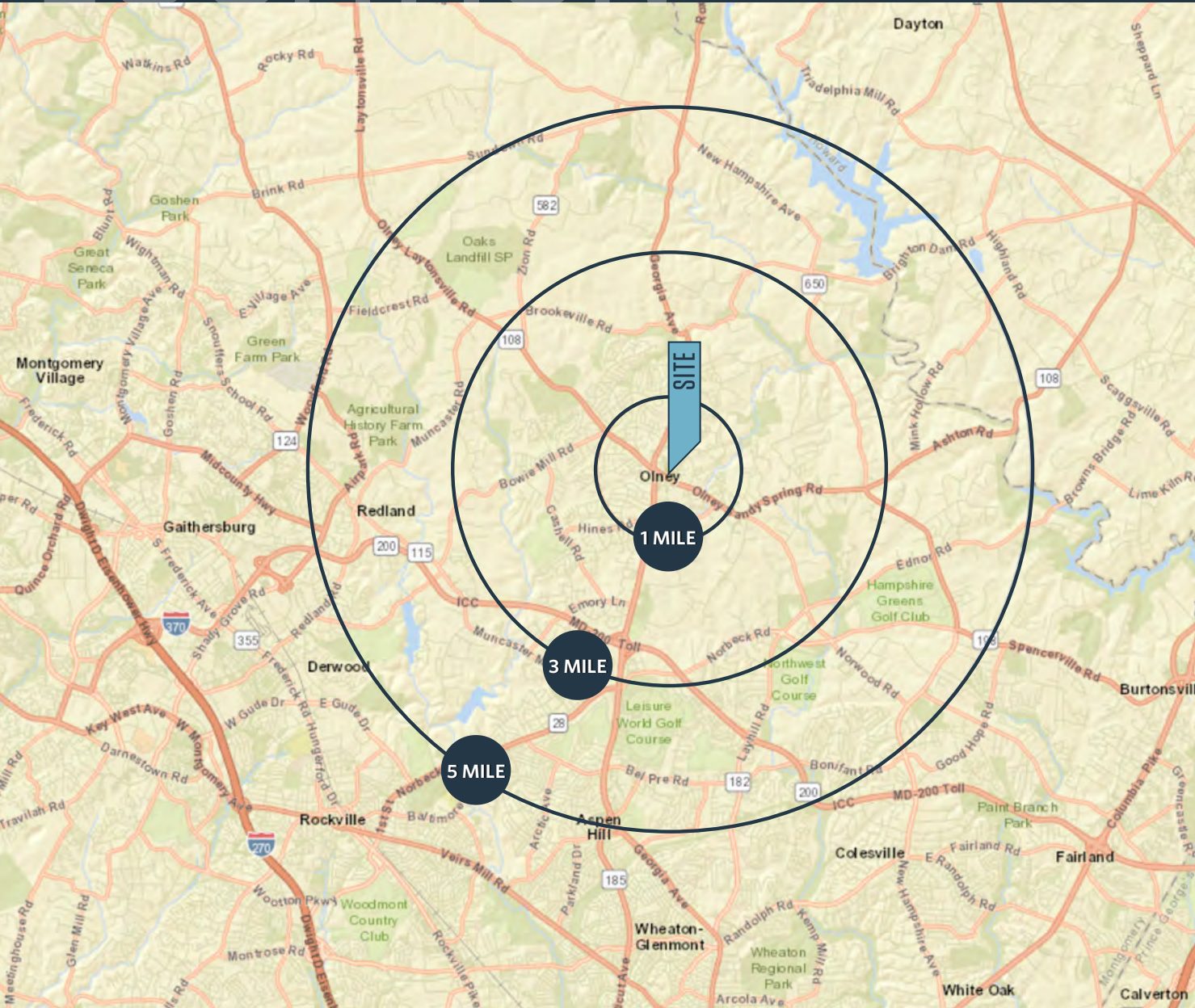
DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

LOCATION

FAIR HILL SHOPPING CENTER

18100 TOWN CENTER DRIVE, OLNEY, MD 20832, MONTGOMERY COUNTY



DEMOGRAPHICS | 2023:

| 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|
| Population | | |
| 13,245 | 43,678 | 117,151 |
| Daytime Population | | |
| 12,972 | 34,378 | 90,738 |
| Households | | |
| 4,830 | 15,045 | 42,277 |
| Average HH Income | | |
| \$169,047 | \$207,439 | \$175,151 |
| Median HH Income | | |
| \$133,981 | \$155,798 | \$116,985 |
| Median Age | | |
| 42.1 | 45 | 45.6 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

| | |
|-----------------------------------|------------|
| Olney Sandy Spring Rd (Route 108) | 21,244 ADT |
| Georgia Avenue | 29,484 ADT |

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SITE PLAN

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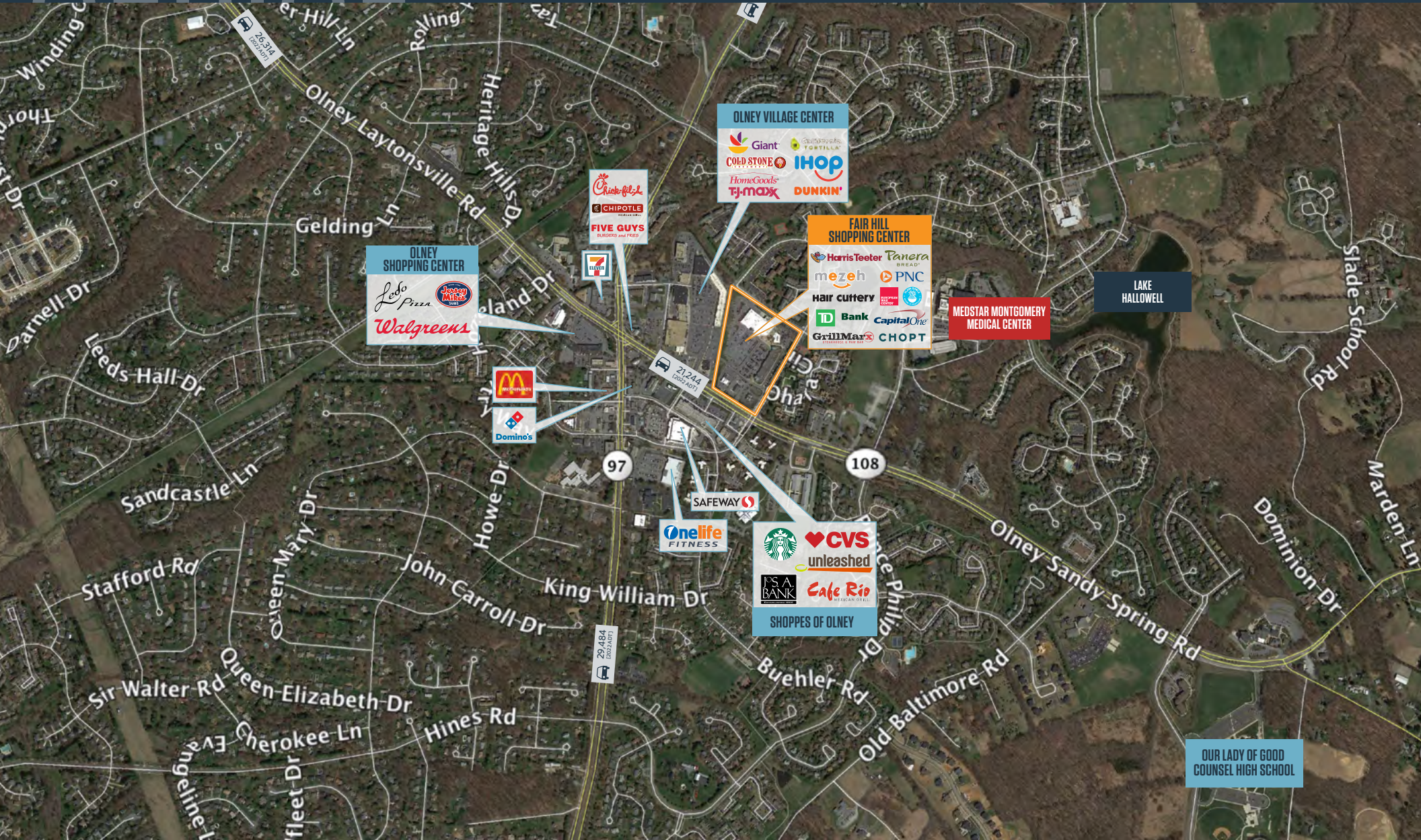
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AERIAL

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IMAGES

FAIR HILL SHOPPING CENTER

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1,200 SF INTERNAL ENDCAP WITH OUTDOOR SEATING



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klnb



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FOR MORE INFORMATION, PLEASE CONTACT:

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